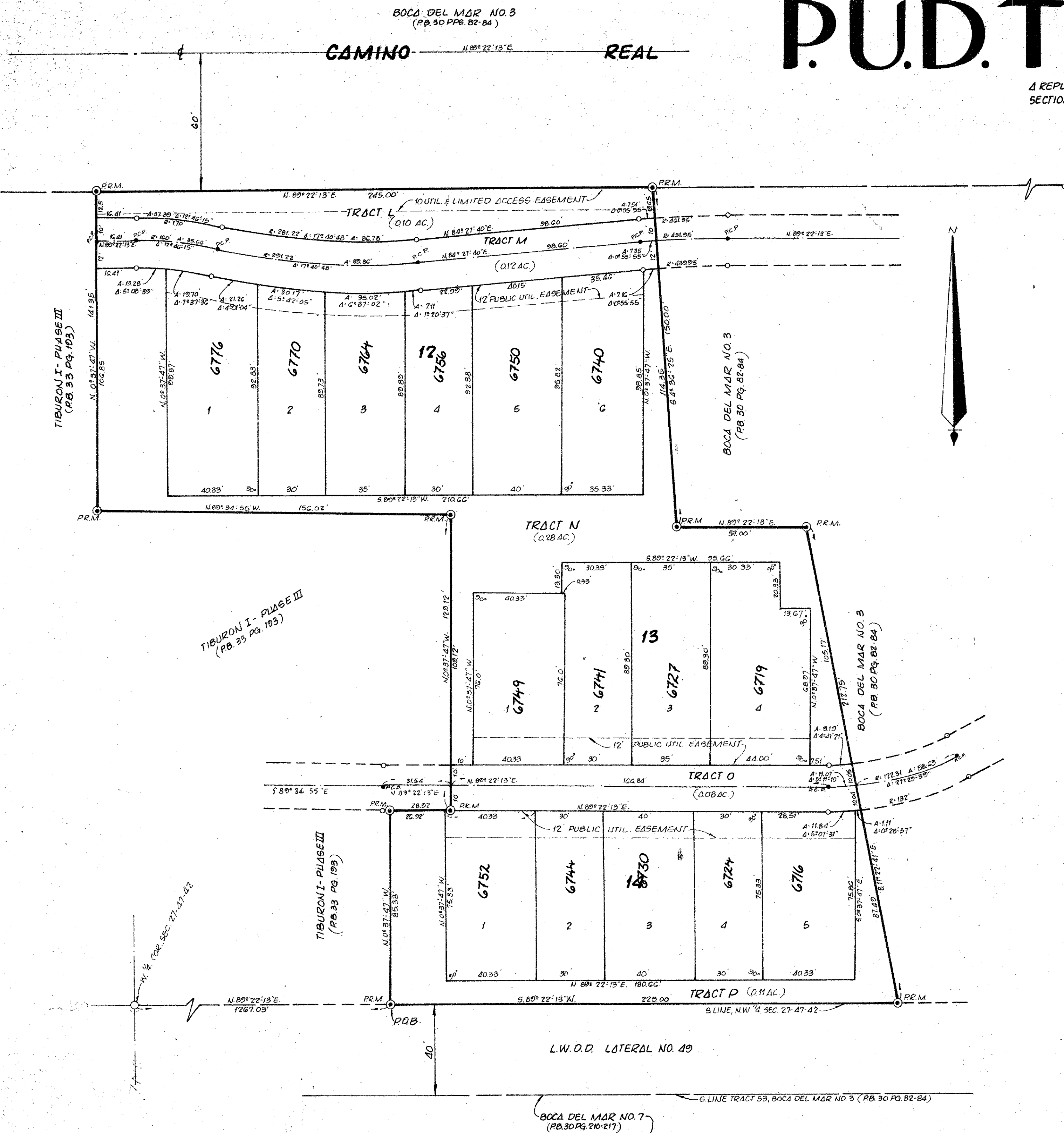


# P.U.D. TIBURON I - PHASE IV

A REPLAT OF A PORTION OF TRACT 53, BOCA DEL MAR NO. 3, PLAT BOOK 30, PAGES 82-84, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING IN THE N.W. 1/4 OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

**SCHWEBKE-SLISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS  
 ORDER NO. 130183 SCALE: 1"=80' JANUARY, 1978  
 GRAPHIC SCALE

21



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE BABCOCK COMPANY, A FLORIDA CORPORATION, AND THE OWNER OF THE LAND SHOWN HEREON BEING IN THE N.W. 1/4 OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALSO A PORTION OF TRACT 53 OF THE PLAT OF "BOCA DEL MAR NO. 3" AS RECORDED IN PLAT BOOK 30, PAGES 82-84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "TIBURON I - PHASE IV" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 27, TUENCE N. 89° 22' 13" E., ALONG THE SOUTH LINE OF THE N.W. 1/4 OF SAID SECTION 27, FOR 1267.03 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: TUENCE N. 0° 37' 41" W. FOR 85.33 FEET; TUENCE RUN N. 89° 22' 13" E. FOR 28.92 FEET; TUENCE N. 0° 37' 41" W. FOR 129.12 FEET; TUENCE N. 89° 34' 55" W. FOR 156.02 FEET; TUENCE N. 0° 37' 41" W. FOR 141.35 FEET; (THE SAID LAST FIVE MENTIONED COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF "TIBURON I - PHASE III" AS RECORDED IN PLAT BOOK 33, PAGE 193 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); TUENCE N. 89° 22' 13" E., ALONG THE NORTH LINE OF SAID TRACT 53, OF THE PLAT OF "BOCA DEL MAR NO. 3" FOR 245.00 FEET; TUENCE S. 4° 36' 25" E. FOR 150.00 FEET; TUENCE N. 89° 22' 13" E. FOR 57.00 FEET; TUENCE S. 11° 22' 41" E. FOR 212.75 FEET; TUENCE S. 89° 22' 13" W. ALONG THE SOUTH LINE OF THE N.W. 1/4 OF SAID SECTION 27, FOR 225.00 FEET, TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS L, M, N, O, AND P ARE HEREBY DEDICATED TO THE TIBURON I HOMEOWNERS ASSOCIATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. TRACTS L, M, AND P ARE HEREBY RESERVED AS COMMON AREA AND AS AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PRIVATE DRAINAGE FACILITIES.

TRACTS M AND O ARE RESERVED FOR INGRESS, EGRESS, AND UTILITY EASEMENTS.

THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

THE AREA INDICATED AS A LIMITED ACCESS STRIP IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF: SAID CORPORATION, THE BABCOCK COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, CHARLES I. BABCOCK JR., AND ATTESTED BY ITS SECRETARY, MARGARET K. DANBYEAR, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF JANUARY, A.D. 1978.

THE BABCOCK COMPANY  
 Sharon Houchie, WITNESS  
 Charles I. Babcock, Jr., PRESIDENT  
 Margaret K. Danbyear, SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF DADE  
 BEFORE ME PERSONALLY APPEARED CHARLES I. BABCOCK JR., AND MARGARET K. DANBYEAR, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE BABCOCK COMPANY, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME, THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 10th DAY OF January, A.D. 1978  
 MY COMMISSION EXPIRES: June 27, 1980

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SAID (P.R.M.'S) PERMANENT REFERENCE MONUMENTS, AND (P.C.P.'S) PERMANENT CONTROL POINTS, HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 174, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

### TITLE CERTIFICATE

I, ROBERT B. TANNER, (A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA) DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE BABCOCK COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES, AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUB-DIVISION OF THE PROPERTY.

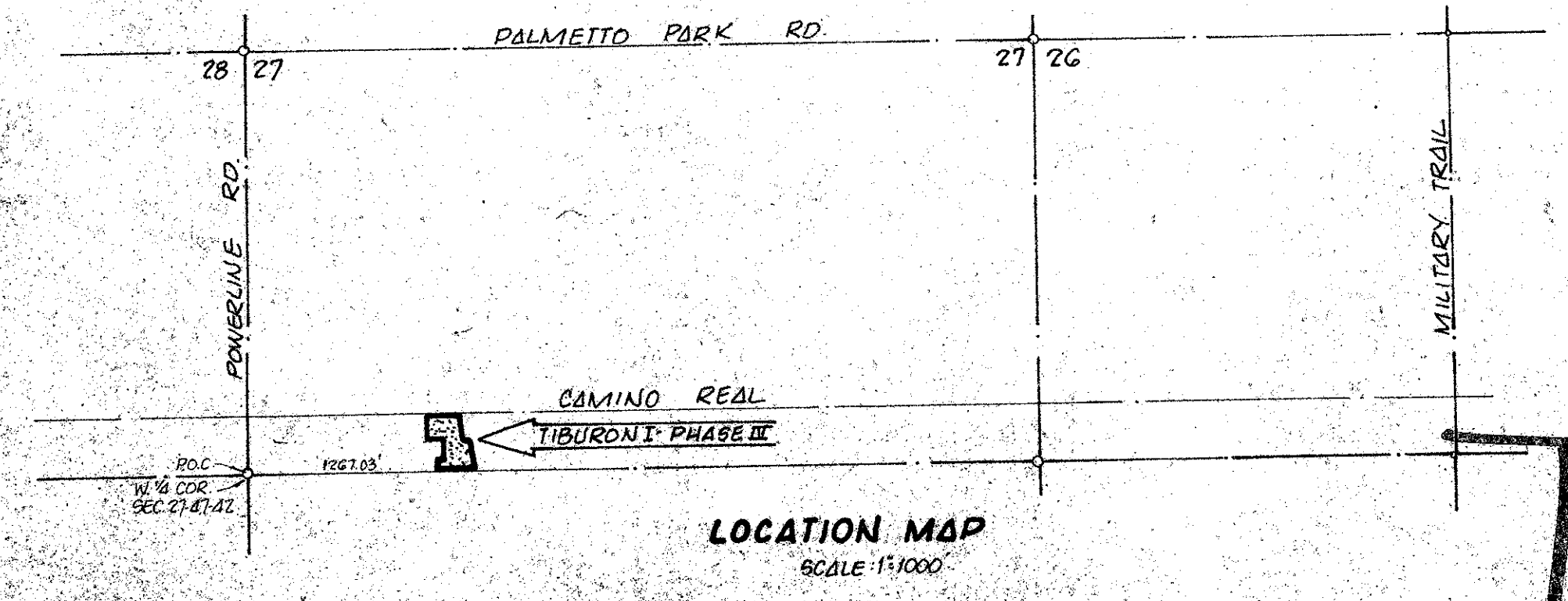
DATE: JANUARY 11, 1978 BY: Robert B. Tanner

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF February, A.D. 1978.  
 COUNTY ENGINEER  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF February, A.D. 1978.  
 ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS BY: Marjorie B. Jennings DEPUTY CLERK

### SURVEYORS NOTES

PRM DENOTES PERMANENT REFERENCE MONUMENT  
 P.C.P. DENOTES PERMANENT CONTROL POINT  
 BEARINGS SHOWN ARE BASED ON A BEARING OF N. 89° 22' 13" E. ALONG THE CENTERLINE OF CAMINO REAL AS SHOWN ON THE PLAT OF BOCA DEL MAR NO. 3, RECORDED IN PLAT BOOK 30, PAGES 82-84, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
 TOTAL AREA: 1.74 ACRES  
 OPEN SPACE: 0.60 ACRES  
 TOTAL NO. OF UNITS: 15  
 DENSITY: .86 UNITS PER ACRE



# TIBURON I PHASE IV

0205-364  
 34-21  
 27/1/78  
 THIS INSTRUMENT WAS PREPARED BY JAMES P. SLISKIN, SCHWEBKE-SLISKIN & ASSOCIATES, INC., 10800 N.W. 2nd AVE., MIAMI, FLORIDA